

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

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June 24, 2003

FROM: **DAVID H. SLAUGHTER**, Director
Real Estate Services Department

KEN A. MILLER, Director
Department of Public Works – Regional Parks Division

SUBJECT: **REGIONAL PARKS PROPERTY – BALDWIN LAKE**

RECOMMENDATIONS:

1. Determine Regional Parks Division (RPD) property (APN 0314-078-11, 17 and 31) consisting of 50 lots of approximately 1,500 square feet each and totaling approximately 76,500 square feet, is no longer necessary for County or other public purposes, as authorized by Government Code Section 25526.5.
2. Rescind the sale of said County property to Gary and Pamela Loudy approved by the Board on April 15, 2003 (Agenda Item 45).
3. Execute the deed to convey said County property to Trevor and Yvonne Summons (Buyers) upon payment of the appraised value of \$54,150.

BACKGROUND INFORMATION: On April 7, 1986, the Board authorized the Real Estate Services Department (RES D) to begin a program designed to eventually return County-owned property in the Baldwin Lake area to private ownership. The parcels were originally acquired for use as a regional park site; however, plans to create a regional park on these parcels were abandoned.

On December 11, 1989, the Board authorized RESD to deviate from County Policy 11-12 (now 8-18). This allows staff to make direct sales of parcels to interested persons without having to hold a public auction. On April 15, 2003 the Board approved the sale of these parcels to Gary and Pamela Loudy; however, the Loudy's could not secure the funds to complete the purchase. The current Buyers (Trevor and Yvonne Summons) contacted the County about acquiring these parcels and agreed to purchase them at the same price, which is market value as determined by an appraisal performed by a RESD staff appraiser.

REVIEW BY OTHERS: This item has been reviewed by County Counsel (Rex A. Hinesley, Chief Deputy County Counsel) on June 12, 2003; the Department of Public Works (Tom Potter, Chief of Regional Parks) on June 9, 2003; and the County Administrative Office (Daniel R. Kopp and Tom Forster, Administrative Analysts) on June 13, 2003.

FINANCIAL IMPACT: Regional Parks (SPR CCR) will receive proceeds of \$54,150 from sale of this property.

SUPERVISORIAL DISTRICT: Third

PRESENTER: David H. Slaughter, Director, 7-7813

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Record of Action of the Board of Supervisors

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